

67432

MTC 45943-LW

WARRANTY DEED

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'98 OCT -o P2:15

ALAN C. PETERS and JENNIFER C. PETERS, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ALLEN B. FERREIRA,

Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

LOT 106, PLEASANT HOME TRACTS #2, ACCORDING TO THE OFFICIAL PLAT THEREOF  
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT  
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY  
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5041 MILLER ST., KLAMATH FALLS, OR 97601

Dated this 2nd day of October, 1998.

Alan C. Peters  
ALAN C. PETERS

Jennifer C. Peters  
JENNIFER C. PETERS

STATE OF OREGON SS. October 2 19 98  
COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_

ALAN C. PETERS and JANNIFER C. PETERS

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd  
Notary Public for Oregon  
My commission expires 11/16/99

ESCROW NO. MT45943-LW

STATE OF OREGON,  
County of Klamath ss.

Return to:

ALLEN B. FERREIRA  
5041 MILLER ST.  
KLAMATH FALLS, OR 97601

Filed for record at request of:

Amerititle  
on this 6th day of October A.D., 1998  
at 2:15 o'clock P.M. and duly recorded  
in Vol. M98 of Deeds Page 36728

Bernetha G. Letsch, County Clerk

By Kathleen Rossi  
Fee, \$30.00 Deputy.